116.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,200 / 815,200
					USE VALUE:	815,200 / 815,200
					ASSESSED:	815,200 / 815,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEGAULT ERIC T &
Owner 2:	CHOQUETTE JESSICA
Owner 3:	
Street 1:	109 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MEDEIROS STEVEN J & AIDA M -
Owner 2:	-
Street 1:	109 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,544 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 1952 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7544.000	362,800		452,400	815,200
Total Card	0.173	362,800		452,400	815,200
Total Parcel	0.173	362,800		452,400	815,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.62 | /Parcel: 417.6

Legal Description

User Acct 74145

GIS Ref

GIS Ref

Insp Date 09/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!8973!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,800	0	7,544.	452,400	815,200	815,200	Year End Roll	12/18/2019
2019	101	FV	277,900	0	7,544.	446,000	723,900	723,900	Year End Roll	1/3/2019
2018	101	FV	277,400	0	7,544.	342,500	619,900	619,900	Year End Roll	12/20/2017
2017	101	FV	277,400	0	7,544.	323,200	600,600	600,600	Year End Roll	1/3/2017
2016	101	FV	277,400	0	7,544.	297,300	574,700	574,700	Year End	1/4/2016
2015	101	FV	270,900	0	7,544.	277,900	548,800	548,800	Year End Roll	12/11/2014
2014	101	FV	256,700	0	7,544.	255,900	512,600	512,600	Year End Roll	12/16/2013
2013	101	FV	256,700	0	7,544.	255,900	512,600	512,600		12/13/2012

PRINT

Date	Time
12/10/20	23:30:02

LAST REV

Date	Time
10/02/18	09:09:53
apro	
8973	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS STEVEN	62450-416		8/14/2013		585,000	No	No		
	14676-3		7/1/1982		69,000	No	No		Y

USER DEFINED

Prior Id # 1:	74145
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/19/2017	65	Re-Roof	4,500	C				
3/10/2015	218	Manual	4,609					Insulate walls wit
10/12/2012	1308	Redo Bat	5,750	C				
2/14/2008	128	Redo Bat	9,575			G9	GR FY09	
4/1/2003	291	Wood Dec	21,470	C		G6	GR FY06	12x21, 3 SEASN PA

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/2/2008	Meas/Inspect	372	PATRIOT
8/16/2005	Permit Visit	BR	B Rossignol
2/10/2000	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7544		Sq. Ft.	Site		0	70.	0.86	6									452,422						452,400	

Total AC/HA: 0.17319 | Total SF/SM: 7544 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,422 | Spl Credit | Total: 452,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31964278
Const Adj.:	1.00088990
Adj $ / SQ:	165.102
Other Features:	102385
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445745
Depreciation:	82909
Depreciated Total:	362837

COMMENTS

OF=BIDET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

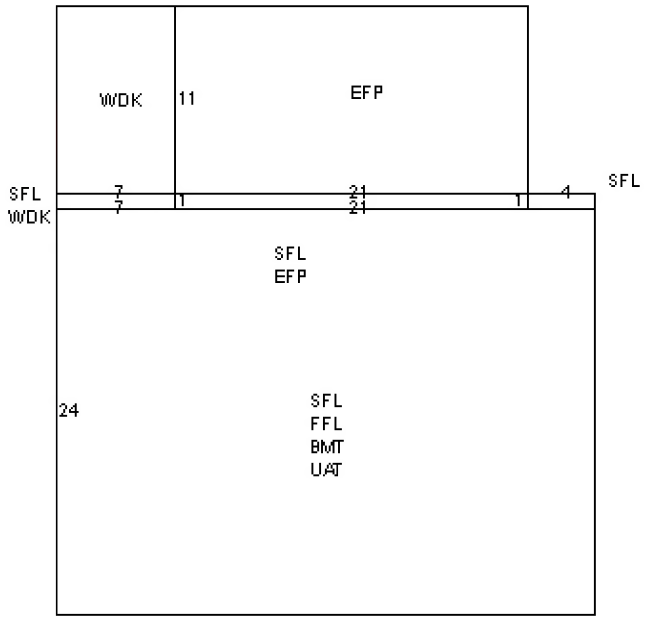
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.10
Special Features:	0	Val/Su Net:	126.68
Final Total:	362800	Val/Su SzAd	231.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	165.100	132,082
BMT	Basement	768	79.250	60,863
FFL	First Floor	768	165.100	126,798
EFP	Enclos Porch	252	38.060	9,592
UAT	Upper Attic	192	66.040	12,680
WDK	Deck	84	16.010	1,345
	Net Sketched Area:	2,864	Total:	343,360
Size Ad	1568	Gross Are	3440	FinArea 1952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	